

Victorville, CA (San Bernardino)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$132,000
Appraised Value	\$194,000
Loan-to-Value	70% *
Protective Equity	\$57,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$189,000

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated May 28, 2014*

Our borrower is buying this property through a standard sale transaction for \$5,000 less than the appraised value.
He has stable employment and good credit.

Similar properties rent for about \$1,450/month (zillow.com)

Per Appraiser: This property offers 2,343 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,362 sq. ft. corner lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$132,000	whole note – scheduled monthly income	\$1,225

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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